



Bush & Co.



Flat 4, 23 Mowbray Road, Cambridge - £1,450 PCM

A delightful one bedroom, first floor apartment with parking within easy reach of Addenbrookes Hospital, the mainline station and many local shops and amenities.

Entrance

Secure communal entrance with stairs leading to first floor

Entrance Hallway

Split level entrance hallway with video phone intercom entry

Living Room/Kitchen

15'1" x 15'0" (4.61 x 4.58)  
Bright and spacious open plan living room/kitchen with integrated fridge with small freezer compartment, washing machine and electric hob and oven

Bedroom

10'9" x 7'9" (3.30 x 2.37)  
Rear double bedroom with carpet overlooking quiet communal garden

Bathroom

Modern bathroom with shower over the bath

IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Garden and Parking

Rear communal garden mostly laid to lawn with bike and bin store  
Allocated parking for one car

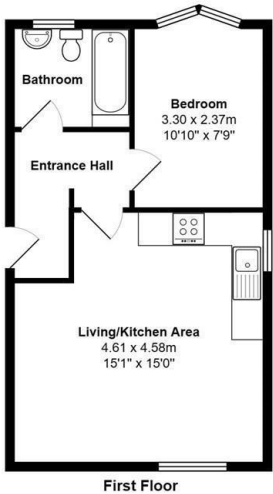
Key information

EPC Rating – B  
Council Tax Band – B (Cambridge City Council)  
Rent – £1450 pcm (£334 pw)  
Deposit – £1673  
Available unfurnished 23rd August 2025  
Initial 6 month tenancy

- Gas central heating
- High performance glazing
- One bathroom
- One bedroom
- Spacious open plan living room/kitchen
- Sorry, no pets
- Sorry, no smokers
- Allocated parking for one car
- Communal rear garden
- Bike and bin storage



Flat 4 23 Mowbray Road, Cambridge, CB1 7SR



Total Area: 36.9 m² ... 397 ft²  
All measurements are approximate and for display purposes only  
Plan prepared by charlesjarrison.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	